GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Proposal for incorporation of the Taraka Rama Theertha Sagaram Reservoir Project Right Main Canal till Chainage of 13.858 Kmsin the VMR Master Plan-2041 passing through D.Kollam, Munginapalle, Gunupuru, Pedathadivada, Pinathadivada, Raghumanda & Vedulavalasa Villages of Denkada Mandal, Vizianagaram District - Consequential Realignment of Part of Proposed 80m (REGIONAL BYPASS) Master Plan-2041 Road passing through Gunupuru, Pedathadivada & Pinathadivada Villages of Denkada Mandal, Vizianagaram District - Change of Land Use from partly Agricultural use & Partly Residential use to Mixed Use Zone-1 on either side of the 80m wide proposed road along the new alignment - Change of Land Use from 80m Master Plan Road (Old Alignment) & Mixed Use Zone-1 to Residential Use along the old alignment in tandem with the surrounding designated land use in the Master Plan of VMR-2041 - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.24 **Dated.14.02.2024.**

Read the following:

1) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11025(37)/246/2022 (e-1895316), dated.03.08.2023.
2) Government Memo.No.2262479/M2/2023, dated.18.11.2023.
3) Gazette No.2680, dated.20.11.2023 published in Part-I of Andhra Pradesh Gazette.
4) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11025(37)/246/2023/L5,(e-1895316),dated.30.12.2023.
5) Government Memo.No.2262479/M2/2023, dated.18.01.2024.
6) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11025(37)/246/2023/L5,(e-1895316),dated.06.02.2024.

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O R D E R:

The Draft Variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.2680, Part-I, dated.20.11.2023. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections / suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:15.02.2024.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.

(P.T.O)

The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

Copy to:

The applicant – **through** the Metropolitan Commissioner,
VMRDA., Visakhapatnam.
The District Collector, Visakhapatnam District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

APPENDIX
NOTIFICATION

The following variations to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dated.08.11.2021, which is proposed in exercise of the powers conferred by sub-section (1) & (2) of Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with section 17, sub-section (1) & (2) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION - I

The Proposed Change of Land Use from partly Agriculture Use & partly Residential Use to Mixed Use Zone-1 in Sy.Nos.60p, 135p, 133p, 127p, 128p, 132p, 171p, 131p, 129p, 130p, 124p, 125p, 109p, 110p, 122p, 108p, 111, 112p, 120p, 113, 114p, 118p, 117p, 185p, 186p, 184p, 183p, 217p, 218p, 181p, 182p, 180p, 178p, 219p, 176p, 177p, 179p, 175p, 173p, 226p, 174p & 172p of Gunupuru Village, Sy.Nos.37p, 38p, 45p, 39p, 46p, 50p, 52p, 53p, 66p, 67p, 68p, 163p, 177p, 176p & 186p of Pedathadivada Village & Sy.Nos.16p, 4p & 3p of Pinathadivada Village, Denkada Mandal, Vizianagaram District. The boundaries of which are given in the schedule below which were earmarked as partly Agriculture Use & partly Residential Use in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136, MA&UD Department, dated.08.11.2021 is now designated to be Mixed Use Zone-1 which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North: Part of the Sy.nos.60, 133, 128, 132, 131, 130, 124, 109, 110, 122, 120, 118, 119, 185, 183, 182, 180, 179, 177, 173 & 172 of Gunupuru Village, Sy.nos.38, 37, 47, 46, 52, 53, 66, 68, 67, 163, 176, 177 & 186 of Pedathadivada Village, Sy.nos.16, 4, 3 & 4 of Pinathadivada Village.

East: Part of the Sy.no.60 of Gunupuru Village.

(Contd....3)

South: Part of the Sy.nos.60, 127, 128, 129, 130, 124, 125, 109, 108, 112, 114, 117, 118, 186, 184, 217, 218, 178, 176, 226, 175 & 174 of Gunupuru Village, Sy.nos.39, 45, 46, 50, 53, 66, 68, 67, 163, 176, 177 & 186 of Pedathadivada Village& Sy.nos.16 & 184 of Pinathadivada Village.

West: Part of the Sy.No.186 of Pedathadivada Village.

VARIATION - II

The Proposed Realignment of Part of 80m (REGIONAL BYPASS) Master Plan-2041 Road from Sy.Nos.60p, 135p, 133p, 134p, 132p, 171p, 158p, 159p, 160p, 163p, 164p, 166p, 169p, 167p, 170p & 168p of Gunupuru Village, Sy.Nos.35p, 36p, 37p, 45p, 47p, 46p, 50p, 51p, 171p, 172p, 173p, 174p, 175p, 178p, 177p, 179p, 185p, 180p & 181p of Pedathadivada Village & Sy.Nos.14p, 15p, 13p, 11p, 10p, 5p, 9p & 6p of Pinathadivada Village (A-B-C as shown in the Variation Plan) to Sy.Nos.60p, 135p, 133p, 128p, 132p, 131p, 130p, 123p,124p, 109p, 110p, 122p, 121p, 120p, 119p, 118p, 185p, 184p, 183p, 181p, 182p, 180p, 179p, 178p, 177p, 173p & 172p of Gunupuru Village, Sy.Nos.38p, 45p, 44p, 46p, 50p, 51p, 170p, 171p, 172p, 173p, 175p, 174p, 178p, 177p, 179p, 185p & 181p of Pedathadivada Village, Sy.Nos.14p, 15p, 13p, 11p, 12p, 10p, 5p & 6p of Pinathadivada Village of Denkada Mandal, Vizianagaram District (1-2-3 as shown in the Variation Plan). The boundaries of which are given in the schedule below which was earmarked as the Proposed 80 Mts (REGIONAL BYPASS) Road in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136, MA, dated.08.11.2021 is now realigned which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North: Part of the Sy.nos.135, 133, 131, 171, 121, 119, 185, 183, 182, 180, 179 and 172 of Gunupuru Village, Sy.nos.38, 45, 46, 50, 51, 170, 171, 173, 175, 174, 177, 185 & 181 of Pedathadivada Village & Sy.nos.14, 13, 12, 10, 5 & 6 of Pinathadivada Village.

East: Land in Sy.No.60 of Gunupuru Village.

South: Part of the Sy.nos.60, 133, 128, 132, 131, 130, 124, 109, 110, 122, 120, 118, 185, 184, 183, 181, 182, 180, 179, 178, 177, 173 &172 of Gunupuru Village, Sy.nos.38, 45, 44, 46, 50, 51, 172, 173, 174, 178, 179 & 181 of Pedathadivada Village& Sy.nos.15, 13, 11, 9, 10, 5 & 6 of Pinathadivada Village.

West: Land in Sy.nos.181 of Pedathadivada Village.

(P.T.O.)

VARIATION - III

The ProposedChange of Land Use from 80m Master Plan Road & Mixed Use Zone-1 to Residential Use in Sy.Nos.135p, 136p, 171p, 137p, 138p, 140p, 141p, 157p, 158p, 156p, 159p, 160p, 163p, 164p, 162p, 166p, 165p, 169p, 167p, 170p & 168p of Gunupuru Village & Sy.Nos.34p, 33p, 35p, 36p & 37p of Pedathadivada Village of Denkada Mandal, Vizianagaram District. The boundaries of which are given in the schedule below which were earmarked as 80m Master Plan Road & Mixed Use Zone-1 in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136, MA&UD Department, dated.08.11.2021 is now designated to be Residential use which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North:	Part of the Sy.nos.135, 136, 137, 138, 140, 141, 171, 157, 156, 160, 163 and 162 of Gunupuru Village& Sy.nos.34 & 33 of Pedathadivada Village.
East:	Part of the Sy.no.60 of Gunupuru Village.
South:	Part of the Sy.nos.135, 171, 158, 159, 164, 165, 169, 170 & 168 of Gunupuru Village & Sy.no.37 of Pedathadivada Village.
West:	Land in Sy.nos.47 & 37 of Pedathadivada Village.

VARIATION - IV

The Proposed incorporation of alignment of the Taraka Rama Theertha Sagaram Reservoir Project Right Main Canal passing through Sy.Nos.42p, 41p, 40p, 38p, 37p, 29p, 28p, 24p, 25p, 26p, 23p, 21p, 20p, 19p, 9p, 8p, 6p & 5p of D.Kollam Village, Sy.Nos.13p, 14p, 15p, 18p, 10p, 19p, 9p, 8p & 24p of Munginapalli Village, Sy.Nos.53p, 51p, 52p, 54p, 50p, 37p, 60p, 135p, 134p, 133p, 132p, 171p, 170p & 168p of Gunupuru Village, Sy.Nos.36p, 35p, 37p, 45p, 47p, 46p, 50p, 51p, 172p, 173p, 175p, 174p, 176p, 177p, 186p, 188p, 189p, 318p, 191p, 317p, 192p, 193p, 194p, 195p, 211p, 212p, 213p, 214p, 215p, 239p, 237p, 240p, 236p, 235p, 234p, 241p, 242p, 310p, 309p, 308p, 307p, 306p, 305p, 300p, 301p, 299p, 287p, 288p, 286p, 289p, 291p, 290p & 285p of Pedathadivada Village,Sy.Nos.14p, 15p, 13p, 11p, 9p, 10p, 5p & 6 of Pinathadivada village, Sy.Nos.138p, 139p, 140p, 147p, 137p, 146p, 144p, 145p, 162p, 163p, 167p & 168p of Raghumanda village & Sy.Nos.6p, 7p, 8p, 11p, 12p, 41p, 46p, 47p, 49p & 50p of Vedullavalasa Village, Denkada Mandal, Vizianagaram District. The boundaries which are given in the schedule below are now designated to be Canal Alignment which is to incorporate in Visakhapatnam Metropolitan Region (VMR) Master Plan-2041 and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

(Contd....5)

SCHEDULE OF BOUNDARIES

North: Part of the Sy.nos.42, 40, 38, 37, 29, 28, 27, 26, 25, 21, 20, 19, 9, 8,6 and 5 of D.Korlam Village, Sy.nos.13, 14, 10, 9, 8 and 24 of Munginapalli Village, Sy.nos.53, 52, 54, 50, 37, 60, 135, 134, 133, 132, 171, 170 and 168 of Gunupuru Village, Sy.nos.36, 37, 45, 46, 50, 51, 172, 173, 174, 175, 177, 186, 188, 318, 317, 193, 194, 211, 213, 214, 215, 239, 240, 236, 235, 241, 242, 310, 308, 307, 306, 305, 301, 300, 299, 287, 288, 289, 291 and 290 of Pedathadivada Village, Sy.nos.14, 13, 11, 10, 5 and 6 of Pinathadivada Village, Sy.nos.138, 139, 140, 147, 146, 162, 163, 168 and 167 of Raghumanda Village& Sy.nos.6, 7, 8, 11, 12, 41, 46, 47, 49 and 50 of Vedullavalasa Village.

East: D.Korlam Village Boundary.

South: Part of the Sy.nos.42, 40, 38, 37, 29, 28, 27, 26, 25, 21, 20, 19, 9, 8,6 and 5 of D.Kollam Village, Sy.nos.13, 15, 18, 10, 9, 8 and 24 of Munginapalli Village, Sy.nos.53, 54, 37, 60, 135, 134, 133, 132, 171, 170 and 168 of Gunupuru Village, Sy.nos.36, 37, 45, 46, 50, 51, 172, 173, 175, 174, 177, 186, 188, 318, 317, 193, 194, 211, 213, 214, 215, 239, 240, 236, 235, 234, 241, 242, 310, 308, 309, 307, 306, 305, 301, 300, 299, 287, 288, 286, 289 and 290 of Pedathadivada Village, Sy.nos.14, 13, 11, 9, 10, 5 and 6 of Pinathadivada Village, Sy.nos.138, 139, 140, 144, 145, 163 and 167 of Raghumanda Village& Sy.nos.7, 8, 11, 12, 41, 46, 55, 47, 49 & 50 of Vedullavalasa Village.

West: Land in Sy.no.50 of Vedullavalasa Village.

Subject to the following conditions for the above four (4) variations:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

4. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

(P.T.O.)

5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

7. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER.